

Jackson County Project Development Board
5-09-06

Judge Slone called the meeting to order.

Judge Slone informed the board that he had contacted the owners of the land adjoining the piece of property where the judicial center is proposed. They expressed an interest in selling; however, they have leased the building on the lot to the USDA and would want the lease to be honored.

Jeff Lilly, with AOC, had discussed the lease with Garlan Vanhook and they decided it would be feasible to proceed. Jeff requested a copy of the lease be sent to him. He also informed the board that a MAI appraiser would be required, and that the appraisal should take place within 30 days.

Vince Gabbert, with RSA, suggested they roll over the note on the existing property for another year, and then pay when the money is acquired for new center. He also asked the board about interim financing and said the money would be available by May 1, 2006.

Bobby Morris made a motion to enter into interim financing. Carl Cunnigan seconded. Motion carried.

Vester Rose made a motion to put the center on the established property. Bobby Morris seconded. Motion carried.

Tim Graviss, with JRA, said there would need to be a full site survey and a geotechnical engineer would need to be hired. The RFP's will be sent to JRA, and then JRA will forward their recommendations to Judge Slone. The board will need a motion during the next meeting to tell JRA to proceed.

Tim Graviss then presented the different options for courtroom lay outs.



Tuesday, May 9, 2006

Jackson County Justice Center project development board meeting.

Attending: County Judge Executive Tommy Slone, Circuit Court Clerk Bobby Morris, Magistrate Vester Rose, Carl Cunnigan, Jeff Lilly (AOC), Vince Gabbert (Ross-Sinclair), Rob Deal (JRA).

At the beginning of this meeting County Judge Executive Tommy Sloan recognized Mr. Buford Burchfield of Burchfield and Thomas, Inc. Mr. Burchfield requested to briefly address the PDB. This request was granted. Buford Burchfield asked that the PDB consider the General Contractor delivery method for the new Jackson County Justice Center. Mr. Burchfield listed several examples why the general construction delivery method was preferable to construction management not-at-risk. Judge Sloan stated that the board would take this issue under advisement and thanked Buford for his time.

Jeff Lilly began the meeting by asking the PDB for the exact amount that was owed on the original ½ acre purchase. Vince Gabbert replied that the refinancing had recently completed for the next two years and that the pay-off was \$319,000. The appraisal for the new property is \$202,500. The combined price of the original ½ acre and the proposed new purchase will total \$521,500; the projects budget is \$471,562. Therefore even with the supposition that the new property can be obtained for \$202,500, the land acquisition budget has been exceeded by \$49,938. Jeff Lilly stated that AOC would only reimburse for the budget amount and that any overage would need to be paid for by the fiscal court.

After much discussion relating to the possibility of offering the land owners a lease continuation or an access easement, Jeff Lilly stated that it would be best for the project to acquire the property without any conditions. Jeff also stated that AOC would not approve a site that would contain a permanent access easement. Rob Deal also stated that even with the full acquisition, that the property would be only around 1 ½ acres and that the entire site would be utilized. The building would still most likely continue to be at least 3-stories.

Judge Sloan stated that the county would loose approximately \$75,000 a year once the new courthouse was completed and that the county would be interested in obtaining the USDA lease and moving them into the old courthouse once the new project is completed.

The meeting concluded with a motion and approval for Judge Sloan to approach the land owner's with an offer for \$202,500 on behalf of the PDB pending approval by the fiscal court to accept the \$49,938 difference for the property acquisition. Under this proposal the county would acquire the property and the current tenants. If the offer is not accepted, then the next step would be for the fiscal court to begin condemnation proceedings.

The meeting then adjourned. The next meeting is scheduled for June 6th at 3:00 PM.

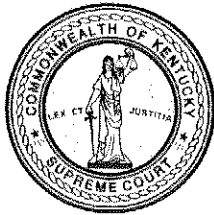
Please review these meeting notes and let me know if there are any clarifications or additions.

Respectfully submitted

JRA Inc

D. Robert Deal, Principal

Cc: File 2005-101-PL1, Attending, Tim Gravis, Mark Trier, Joe Jones



Commonwealth of Kentucky Court of Justice

MEETING NOTES

COUNTY: Jackson

MTG. DATE: May 9, 2006

LOCATION: Courthouse

FACILITY: Jackson Co. Justice Center

AGENDA: Site Selection Options and/or Offers

Present	Representing	Phone
Tommy Slone	CJE	606-287-8562
Bobby Morris	JC Circ. Ct. Clerk	606-287-7783
Vester Rose	JC Magistrate	
Carl Cunnigan	Attorney	
Jeff Lilly	AOC	502-573-2350
Rob Deal	JRA Architects	502-583-4697
Vince Gabbert	RSA	

ITEMS DISCUSSED:

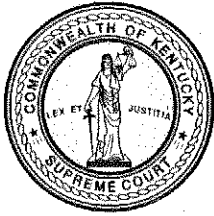
- Review status of land inquiries by Judge Tommy Sloan.
- Discuss other potential sites for new Courthouse. Mayor's property way over budget as an option.
- Bufurd Burchfield – General Contractor and owner of Burchfield & Thomas, Inc. spoke concerning this project and the differences he saw between CMs and GCs.
- Discussed MAI appraisal for \$202,500.00 for property (+1 acre) adjoining county owned ½ acre.
- Payoff for ½ acre owned by County as of May, 2006 is \$319,000.00.
- PDB was informed that the County Fiscal Court would have to come up with funds if over budget and agreed pending actual approval from Fiscal Court.

ACTION ITEMS:

- Approved minutes of last meeting.
- PDB voted to grant Judge Sloan permission to counter offer and negotiate with preferred property owner Jaclyn Thomas for her land.

REPORT BY: Jeff Lilly

FILE:



Commonwealth of Kentucky Court of Justice

MEETING NOTES

COUNTY: JACKSON

FACILITY: J.C. JUDICIAL CENTER

MTG. DATE: 5-9-06

LOCATION: McKee, KY
(Courthouse)

AGENDA:

Present	Representing	Phone
PDB (Less Judge Miracle & Connie Payne)		
JRA (Rob Deal)		
RSA (Vince Gabbert)		
AOC (Jeff Lilly)		

ITEMS DISCUSSED:

BURFORD BURCHFIELD - General Contractor - BURCHFIELD & THOMAS, Inc. - Sales pitch.

2006 PAYOFF ON 1/2 ACRE COUNTY BOUGHT \$319,000 (PURCHASED 5 YEARS AGO)
202,500 MAH APPRAVAL
\$521,500

LAND DISCUSSION

ACTION ITEMS:

APPROVED MINUTES OF LAST MEETING.

MOTION TO NEGOTIATE W/ JACYLIN THOMAS FOR PROPERTY.

GRANT JUDGE SLOAN PERMISSION TO COUNTER OFFER AND

REPORT BY: JEFF LILLY

FILE: _____

C:



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